

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-16511 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Revised plans submitted 01-05-07

Motion made by GARY REESE to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE; (Against-None); (Abstain-None); (Did Not Vote-STEVEN D. ROSS); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 101-104.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained that he has been working with former COUNCILMAN LAWRENCE WEEKLY making substantial changes to the project and COUNCILMAN REESE to finalize the site plan. He showed a revised site plan indicating the removal of the three-story product, reduced density to an R-PD10 and reduced lot count from 77 to 65 dwelling units. The variance

CITY COUNCIL MEETING OF: February 07, 2007

is being withdrawn without prejudice because they exceed the open space requirements. The redesigned project is more compatible with the neighborhood.

DON DOERING, 4324 Mark Avenue, stated this is the third change. The first application was for a two-story product with 77 units on lot sizes less than 2,200 square feet. Only one neighborhood meeting was held last year and discussion dealt with the lack of space for children to play. Additionally, the schools will be impacted by all the new development projects in the area.

COUNCILMAN REESE asked for lot sizes. ATTORNEY GRONAUER replied the lots will range between 1,700 to 2,100 square feet. The homes range from 1,200 to 1,600 square feet. MR. DOERING added that the applicant has not been a good neighbor. He asked that all applications be denied or withdrawn with prejudice and come back with a suitable plan appropriate for this neighborhood.

COUNCILMAN REESE suggested holding the items in abeyance so that the applicant could meet with MR. DOERING. However, MR. DOERING commented that the applicant had enough time to hold neighborhood meetings.

COUNCILMAN BROWN pointed out that the market is a lot different than it was five years ago. He also suggested that MR. DOERING meet with ATTORNEY GRONAUER, who is now representing the applicant. ATTORNEY GRONAUER rebutted that they tried to reach out to the neighborhood, but MR. DOERING was not present. On February 15th another meeting was held at the Texas Station, but no one attended. He reiterated that substantial improvements have been made to the plans to address the quality of life. ATTORNEY GRONAUER was amenable to meeting with MR. DOERING.

COUNCILMAN REESE was concerned about adequate playground areas and did not feel comfortable moving forward with the applications. ATTORNEY GRONAUER suggested trailing the items to give him an opportunity to speak with MR. DOERING to address his concerns. If they cannot be resolved, he would be willing to abey the items.

When the items were recalled, ATTORNEY GRONAUER informed the Council that the outstanding issues were resolved. An additional condition for an eight-foot high wall to provide additional security will address some of MR. DOERING'S concerns. ATTORNEY GRONAUER made a personal commitment to personally visit other Richmond American developments with MR. DOERING to show him similar products.

MAYOR GOODMAN declared the Public Hearing closed for Items 101-104.